050.0	0002	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,078,500	/	1,078,500
USE VALUE:	1,078,500	/	1,078,500
ASSESSED:	1,078,500	/	1,078,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		WATER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BCF WATER ST LLC
Owner 2:	
Owner 3:	
Street 1:	175 SOMERSET ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	FRANCKUM BRADLEY C III -
Owner 2:	-
Street 1:	175 SOMERSET ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1966, having primarily Brick Veneer Exterior and 4872 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 23 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7192.000	630,700	2,800	445,000	1,078,500
Total Card	0.165	630,700	2,800	445,000	1,078,500
Total Parcel	0.165	630,700	2,800	445,000	1,078,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 221.37 /Parcel: 221.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	630,700	2800	7,192.	445,000	1,078,500		Year end	12/23/2021
2021	111	FV	630,700	2800	7,192.	445,000	1,078,500		Year End Roll	12/10/2020
2020	111	FV	599,900	2800	7,192.	445,000	1,047,700	1,047,700	Year End Roll	12/18/2019
2019	111	FV	536,800	2900	7,192.	445,000	984,700	984,700	Year End Roll	1/3/2019
2018	111	FV	536,800	2900	7,192.	298,800	838,500	838,500	Year End Roll	12/20/2017
2017	111	FV	505,600	2900	7,192.	286,100	794,600	794,600	Year End Roll	1/3/2017
2016	111	FV	505,600	2900	7,192.	260,700	769,200	769,200	Year End	1/4/2016
2015	111	FV	470,700	3000	7,192.	209,800	683,500	683,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCKUM BRADLE	70639-256		2/16/2018	Convenience	1	No	No		
FRANCKUM BRADLE	70612-518		2/9/2018	Convenience	1	No	No		
FRANCKUM BRADLE	26692-277		9/25/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
3/9/2009	Meas/Inspect	197	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7192		Sq. Ft.	Site		0	70.	0.88	11									445,031						445,000	

Prior Assessment Info

User Acct	34910
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!4205!

PRINT

Date	Time
12/30/21	00:12:11

LAST REV

Date	Time
10/05/18	09:04:16
apro	

PAT ACCT. 4205

USER DEFINED

Prior Id # 1:	34910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.16511	Total SF/SM:	7192	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	445,031	Spl Credit		Total:	445,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	6		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	6	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	6	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.95172411
Const Adj.:	0.99369460
Adj $ / SQ:	132.401
Other Features:	287500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	914129
Depreciation:	283380
Depreciated Total:	630749

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	5

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	23	BRs:	11	Baths:	6	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

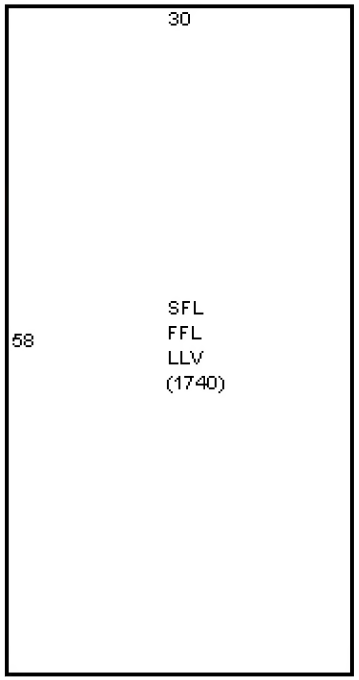
No Unit	RMS	BRS	FL
5	4	2	M
1	3	1	M
Totals			
6	23	11	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.40
Special Features:	0	Val/Su Net:	120.82
Final Total:	630700	Val/Su SzAd	181.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,740	132.400	230,378
LLV	Lower Level	1,740	95.330	165,872
SFL	Second Floor	1,740	132.400	230,378
	Net Sketched Area:	5,220	Total:	626,628
Size Ad	3480	Gross Area	5220	FinArea 4872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	2

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	111						
85	Paving	D	Y	1	1000	A	AV	1980	4.00	T	31.2	111			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800